

Osage Corner Tentative Map (WTM26-002) & Special Use Permit (WSUP26-0004)

Washoe County Planning Commission | May 5, 2026



WOOD RODGERS

Location

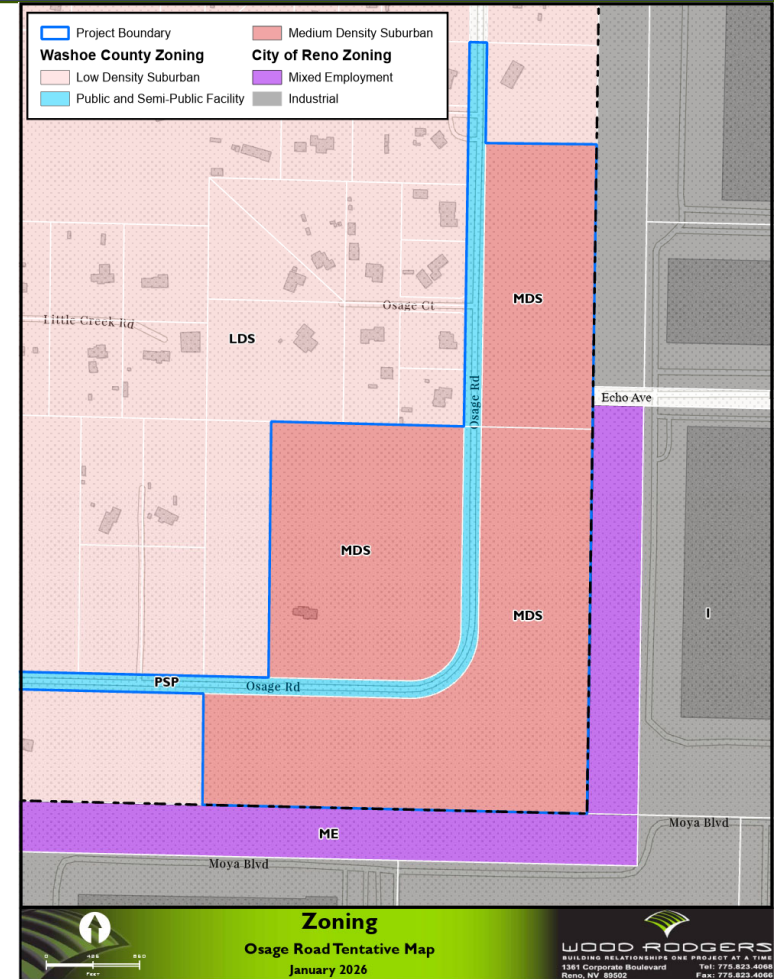
- 10100, 10101, & 10600 Osage Road
- ±52.1 acres
- North of Silver Lake
- Osage Road from ~300 ft north of Calle Maria Street to Red Rock Road



Current Conditions & Zoning



- Vacant land/ dwelling unit
- Bisected by Osage Road (unimproved)
- Echo Ave. (east)
- Adjacent to City of Reno
- Zoning: MDS (± 43.81 ac) & PSP (± 11.27 ac)
- MDS Zoning allows up to 131 lots (3 du/ac)



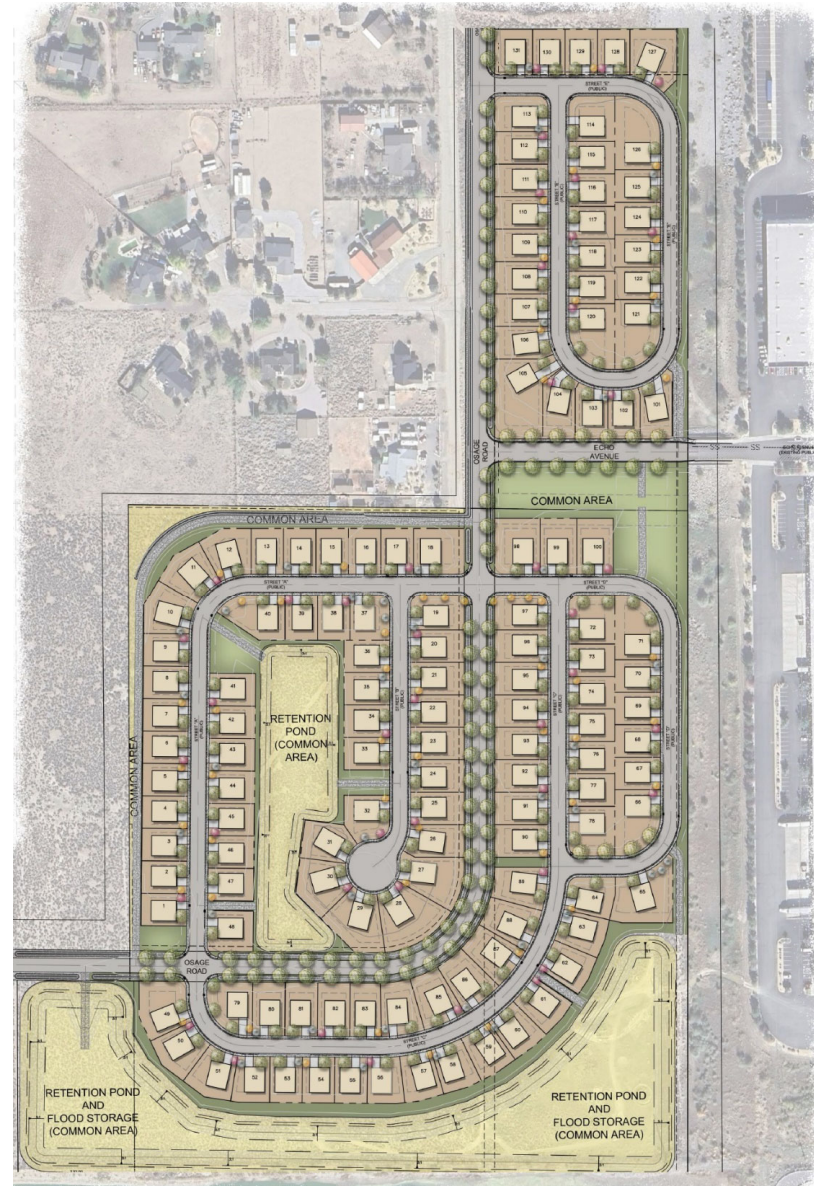
Requests: Tentative Map & Special Use Permit

Common open space development:

- 131 single-family detached lots
- ±7.83 acres common area
- Improve Osage Road
- Connect Echo Ave. to Osage Road
- On-site retention
- Extend utilities to the site

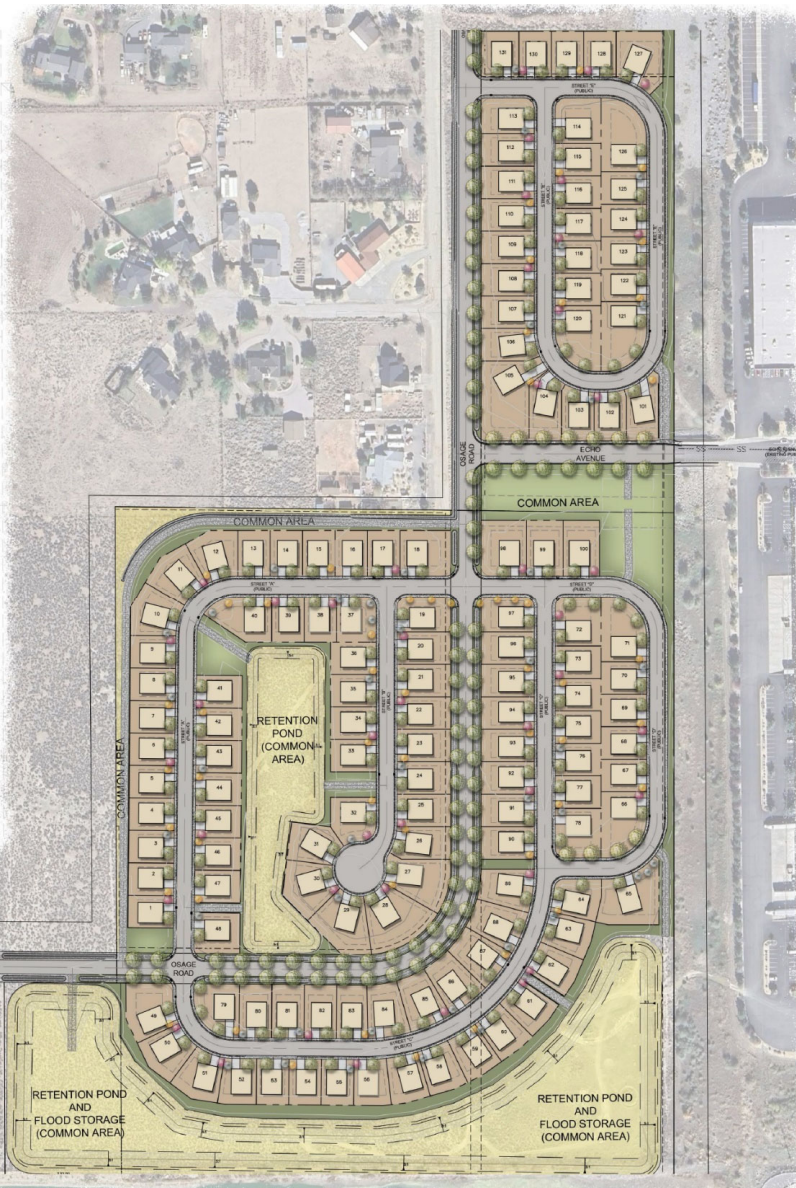
Special Use Permit:

- Sewer Lift Station



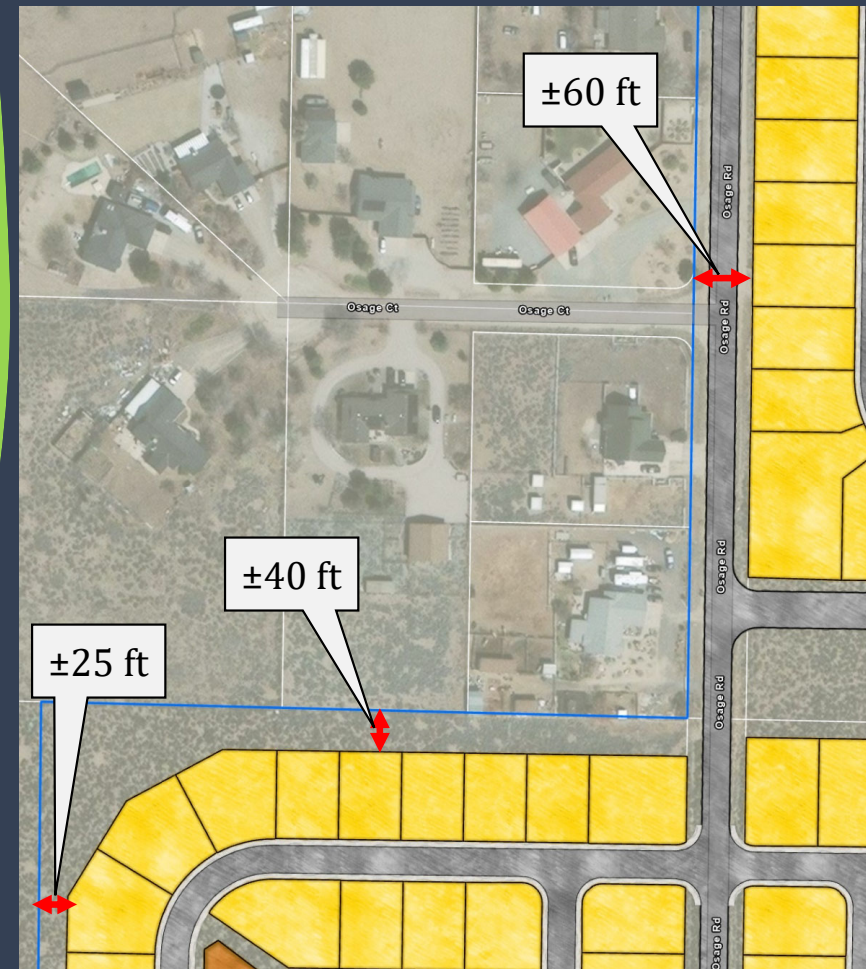
Common Open Space Development

- Allowed under Washoe County Development Code 110.404.25
- Average $\pm 7,000$ sq ft lots
- ± 7.83 acres common area
- Onsite retention ponds (± 8.29 acres)
- Mitigate flooding



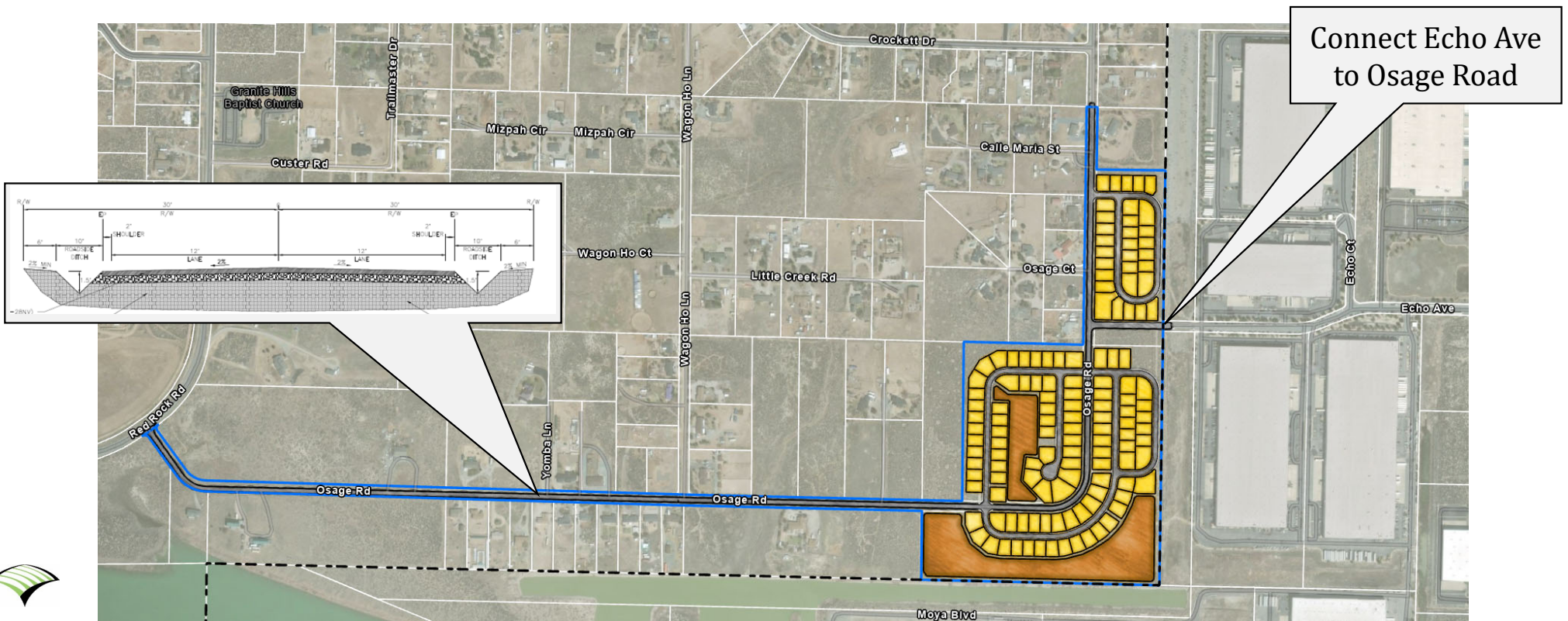
Residential Adjacency

- No new lots adjacent to existing property lines
- Buffers to existing property lines (25 to 60 ft)
- Common area will be maintained by HOA
- Pedestrian path within common area



Roadway Improvements

- Improve ±1.41 miles of Osage Road (Red Rock Road to 300 ft north of Calle Maria Street)
- Connect Echo Ave to Osage Road



Traffic

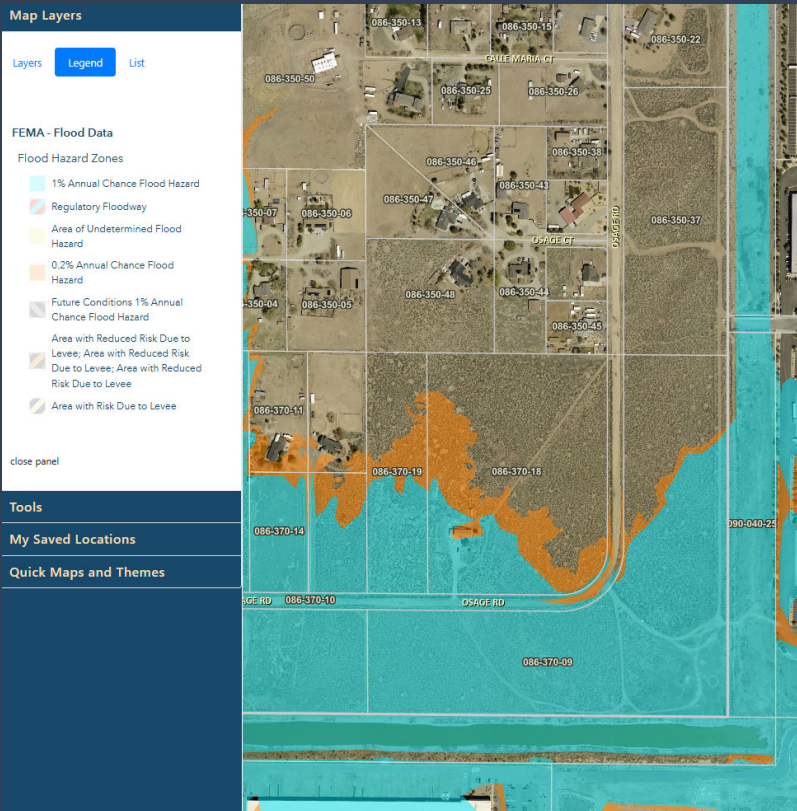
- Traffic Study identified traffic impacts with the development
- Connection of Echo Ave to Osage Road is identified in the *RTC 2050 RTP Update*
- Improvements were identified to help address impacts
- Only 29% of the anticipated traffic will be a result of the proposed development



Connect Echo Ave
to Osage Road

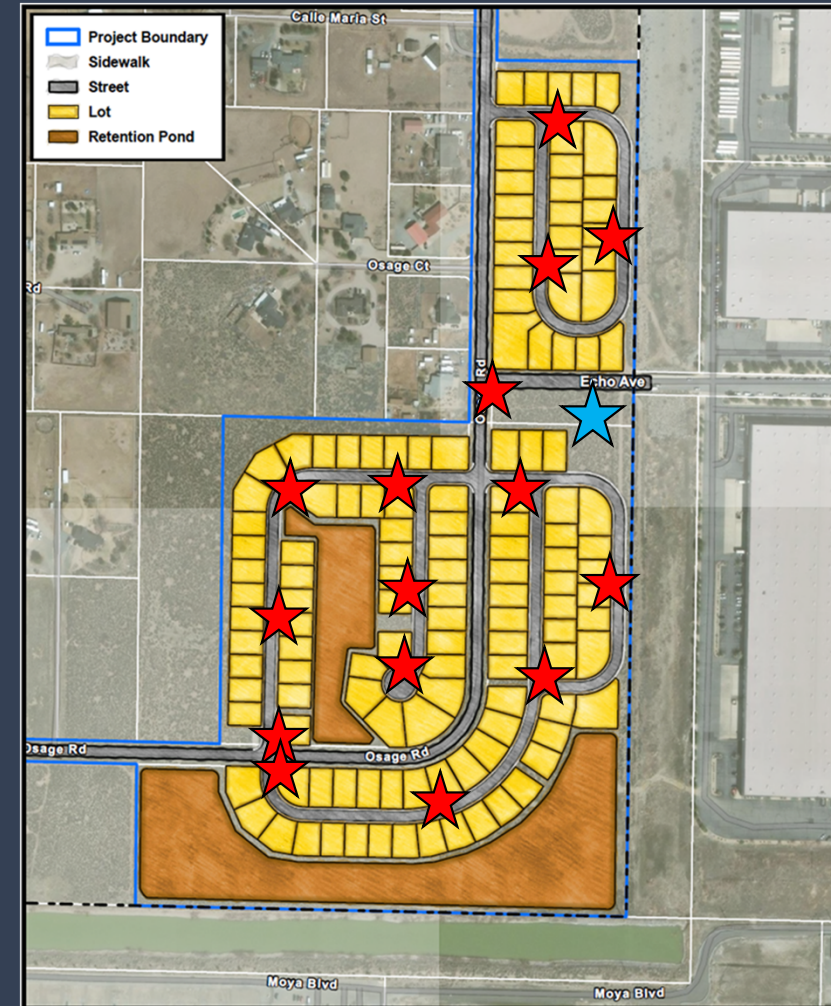
Onsite Retention

- Portions of the southern site are located within the 0.2% and 1% Annual Chance Flood Hazard (FEMA)
- Onsite retention ponds will provide an additional 30% of flood storage for the area (1 to 1.3 ratio)
- Will require approval from FEMA (Conditional Letter of Map Revision; CLOMR)



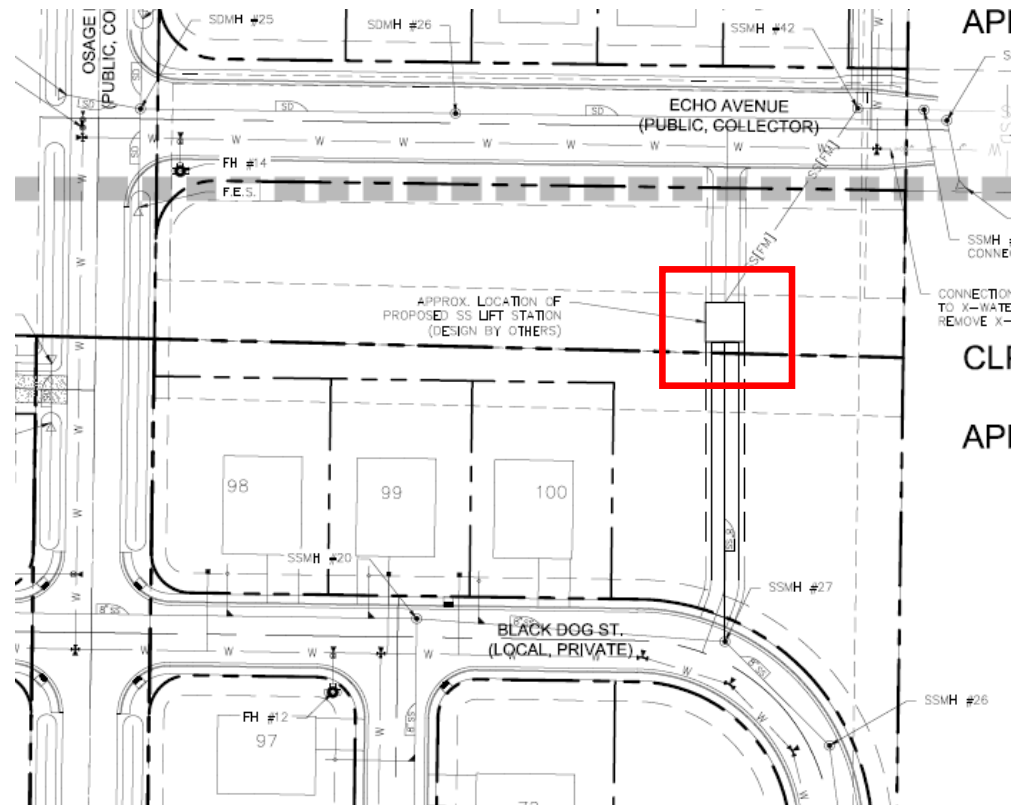
Utilities and Services

- Water will be provided by TMWA
- Municipal Sanitary Sewer
- ★ Lift Station (SUP)
 - Extended into the site via Echo Avenue
 - Only proposed to serve new lots
- ★ Fire Hydrants will be provided along all local streets & along Osage Road at the north & west boundary



Special Use Permit: Sewer Lift Station

- Allowed in the MDS zoning with approval of a SUP
- Necessary when gravity flow of sewage is not possible
- Pump to 12" line in Echo Ave
- Located in common area
- Access from Black Dog St. & Echo Avenue
- In common area will be screened with landscape



Osage Corner TM & SUP

- ✓ Neighborhood Meeting, January 21st
- ✓ TM Application, Feb. 9, 2026
- ✓ SUP Application, March 9, 2026
- ✓ Meets all Findings for TM and SUP
- ✓ Staff Report Recommends Approval

